

**COMMON COUNCIL MEETING**  
CITY OF WISCONSIN DELLS  
**MAY 18, 2020**

Mayor Wojnicz called the meeting to order at 6:30P.M. Notice of the meeting was provided to the *Dells Events*, WNNO Radio, and posted in accordance with State Statutes.

1. Present: First District Ald. Brian Holzem and Ald. Jesse DeFosse  
Second District Ald. Mike Freel and Ald. Terry Marshall  
Third District Ald. Dan Anchor and Ald. Ben Anderson  
  
Others: City Clerk/Coordinator Nancy Holzem, City Treasurer Karen Terry, Police Chief Jody Ward, Public Work & Utilities Director David Holzem, Planning & Zoning Administrator Chris Tollaksen, Laura Thompson, Troy Mleziva from Kwik Trip, and City Attorney Joseph Hasler. Peter Culver from the Dells Events attended electronically.
2. Pledge of Allegiance was said.
3. Motion by Ald. Marshall seconded by Ald. Anchor to approve the following consent agenda items:
  - a. April 21, 2020 Common Council and Reorganizational meeting minutes;
  - b. Schedule of Bills Payable dated May 18, 2020;
  - c. Applications for Operator's (Bartender) License received from: Leander Hagen, Lisa Hendershott, Meteusz Kapusta, Kendra Kimball, Jacqueline Marti, Alisha Niederklopper, Jennifer Stewart, and Aaron Van Schoyck.Motion carried unanimously.
4. There were no citizen appearances.
5. Mayor Wojnicz declared the Public Hearing open on the Final Resolution to vacate the cul-de-sac portion of Arrowhead Court. No one spoke for or against. Mayor Wojnicz declared the public hearing closed.
6. Mayor Wojnicz signed the American Legion Poppy Month Proclamation.
7. Motion by Ald. Freel seconded by Ald. Anchor to approve the application for renewal of Livestock License submitted by Amy Palmer for the animals at Timber Falls Adventure Park for the licensing period of July 1, 2020 through June 30, 2021. Motion carried unanimously.
8. Ald. Freel introduced and moved for adoption of **RESOLUTION NO. 5158**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells; based upon the recommendation of the Finance Committee from their May 18, 2020 meeting; it APPROVES the State/Municipal Agreement (SMA) for a Local-Let Multimodal Local Supplement Project. This pertains to the \$500,000 grant the city received for the trail project on Trout Road and Fitzgerald Road. Ald. Marshall seconded the motion. Upon roll call vote the motion carried 6-0.

Resolution adopted.

9. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5159**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based upon the recommendation of the Finance Committee from their May 18, 2020 meeting; it APPROVES the joint jurisdictional proposal with the Town of Newport for reconstruction of a portion of Vine Street in both the city and township. Estimated city cost would be \$27,471.25. Ald. Freel seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
10. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5160**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the Finance Committee from their May 18, 2020 meeting; it APPROVES the close out documents for the Clean Water Fund Biosolids Project at the Sewer Treatment Plant. Anderson seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
11. Ald. Freel introduced and moved for adoption **RESOLUTION NO. 5161**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the Finance Committee, it APPROVES waiving "Section 5.9-Road Agreement Contingency" in the Tax Incremental Development Agreement with Stony Acres, LLC. Ald. Anchor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
12. Ald. Anderson introduced and moved for adoption **RESOLUTION NO. 5162**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the City Plan Commission from their May 11, 2020 meeting; it APPROVES the application for a Conditional Use Permit submitted by Kwik Trip, Inc. for Vehicle Fuel Sales at 420 State Hwy 13, Sauk County Parcel 291-0117-00000, with the condition that the applicant take control/ownership of the property. Ald. Holzem seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
13. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5163**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the City Plan Commission from their May 11, 2020 meeting; it APPROVES the Site Plan Application submitted by Kwik Trip, Inc. for construction of a fueling station, convenience store and car wash at 420 State Hwy 13. with the following conditions:
  1. The applicant takes control/ownership of the property.
  2. If the city cannot service the garbage dumpster enclosure, the applicant will obtain their own private solid waste service.
  3. Storm water pond shall be maintained to operate as designed and to prevent it from creating issues in Hulbert Creek.

Ald. Anderson Upon roll call vote the motion carried 6-0. Resolution adopted.

14. Ald. Freel introduced and moved for adoption **RESOLUTION NO. 5164**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the City Plan Commission from their May 11, 2020 meeting; it APPROVES a Conditional Use

Permit to Kwik Trip, Inc. for Vehicle Fuel Sales at 1013 Broadway, Columbia County Parcel 2291-1008.05 with the following conditions:

1. Applicant takes control/ownership of the property.
2. Buffer is established and maintained between this development and the surrounding properties. The facility will cooperate with the city to install reasonable additional buffers as may be deemed necessary for issues such as headlights shining into neighborhood residences.
3. Noise nuisance from the car wash be mitigated as much as possible. This include noise screens and limiting the hours of operation of 7:00am to 10:00pm.
4. Applicant cooperates with the city to address nuisances to surrounding properties that may develop.

Ald. Holzem seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

15. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5165**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the City Plan Commission from their May 11, 2020 meeting; it APPROVES the Site Plan Application submitted by Kwik Trip, Inc. for a vehicle fueling station, convenience store and car wash at 1013 Broadway, Columbia County Parcel 2291-1008.05 with the following conditions:

1. Applicant takes control/ownership of the property.
2. If the city cannot service the dumpster enclosure, the applicant will obtain their own private solid waste service.
3. Storm water pond shall be maintained to operate as designated and prevent it from being from creating a nuisance to the area, including mosquitos.
4. Applicant will cooperate with the city to make reasonable improvements to the buffer between neighboring properties.

Al. Freel seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

16. Ald. Freel introduced and moved for adoption **RESOLUTION NO. 5166**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the City Plan Commission from their May 11, 2020 meeting; it APPROVES the Site Plan Application submitted by Movin' Out Kilbourn Wisconsin Dells, LLC. for construction of a multi-family residential facility (60 unit, 4-story apartment building with detached garages) at 920 Race Street, Columbia County Parcel 291-1008.04, with the following conditions:

1. The applicant takes control/ownership of the property.
2. Final building heights are approved contingent upon the building being equipped with a NFPA 13 sprinkler system.
3. Storm water pond outlet structure orifice design is to be approved by the city.
4. Storm water pond shall be maintained to prevent it from creating a nuisance to the area, including by mosquitos, orifice blockage, infiltration blockage due to

long-term sediment build up, trash accumulation in or around the pond or pond fencing. A storm water maintenance agreement should be on file with the city.

5. Drainage on the north side of the building does not create a nuisance to the neighboring properties.
6. The wooded and landscaped area is established per plan and maintained to retain the buffer between this development and the surrounding properties.
7. Developer cooperates with the city on completing the connection to Michigan Avenue.

Ald. Anchor seconded the motion. Upon roll call vote the motion carried 6-0.  
Resolution adopted.

17. Ald. Anderson introduced and moved for adoption **RESOLUTION NO. 5167**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the City Plan Commission from their May 11, 2020 meeting; it APPROVES the Certified Survey Map requested by Helugus, LLC/Riverview Boat Line which extends the west line of Lot 1 approximately 108 ft. Ald. Holzem second the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

18. Ald. Marshall introduced and moved for adoption FINAL RESOLUTION NO. 5168. THE COMMON COUNCIL of the City of Wisconsin Dells hereby consents to the following action per State Statute 66.1003;

WHEREAS, the CITY OF WISCONSIN DELLS requested to vacate Parcel A & B located in the First Addition to Oaklawn Subdivision, City of Wisconsin Dells, Columbia County, which is the cu- de-sac portion of Arrowhead Court; WHEREAS, this process was started in 1992 but never officially completed; WHEREAS, the City of Wisconsin Dells Common Council has determined that this request is reasonable; NOW THEREFORE BE IT RESOLVED by the City of Wisconsin Dells, the cul-de-sac portion of Arrowhead Court be vacated. Parcel A shall be attached to Lots 44 & 45 First Addition to Oaklawn Subdivision, City of Wisconsin Dells, Section 2, T13N, R6E. Parcel B shall be attached to Lots 46 & 47 First Addition to Oaklawn Subdivision, City of Wisconsin Dells, Wisconsin Dells, Section 2, T13N, R6E. Ald. Anchor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

19. There were no items for referral.
20. Motion by Ald. Anderson seconded by Ald. Anchor to adjourn. Motion carried unanimously and the meeting adjourned at 6:45pm.

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Nancy R. Holzem  
City Clerk/Coordinator  
Published: May 28, 2020